

Planning Commission Communication

Department: Community Development CASE # ZC-17-004 Applicant: Morris Excavating Company, Inc. 10566 Woodland Trail Council Bluffs, IA 51503 Representative: John Jerkovich Heartland Properties 535 West Broadway, Suite 100 Council Bluffs, IA 51503	Ordinance No. _____	Planning Commission: 09/12/17
Subject/Title Requests: Public hearing on the request of Morris Excavating Company, to rezone the NW1/4 SW1/4 of Section 17-74-43, except state right-of-way along with part of the SW1/4 SW1/4 of Section 17-74-43, except state right-of-way and railroad lying north of the railroad right-of-way; from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District. Location: Lying between I-29 and 192 nd Street, north of property commonly known as 13038 192 nd Street.		
Background/Discussion The Community Development Department has received an application from Morris Excavating Company, Inc., represented by John Jerkovich of Heartland Properties, to rezone two parcels which combined total approximately 47.46 acres of land from A-2/Parks, Estates and Agricultural District to I-2/General Industrial District. The parcels are located between Interstate 29 and 192 nd Street, and directly north of existing railroad tracks. The applicant wishes to rezone this property to construct a new contractor shop to house an office and store equipment for their existing business, and has plans to crush and recycle concrete, asphalt, and other landscaping materials at this location. The crushing of concrete is consistent with the definition of a "salvage operation", which is a conditional use in the I-2/General Industrial District, meaning that if this property is rezoned, the applicant would be required to obtain a Conditional Use Permit prior to commencement of the salvaging operation. The following attachments are included with the case staff report: 1. Attachment A: Location/Zoning Map of the Subject Properties 2. Attachment B: Land Survey and Proposed Plans 3. Attachment C: Applicant's Statement of Intent 4. Attachment D: Shop Renderings 5. Attachment E: Site Photos <u>Rezoning (Case #ZC-17-004)</u> The subject properties consist of 12.85 acres (south parcel) and 34.61 acres (north parcel), with the entirety being zoned A-2/Parks, Estates and Agricultural Land. The adjacent parcels within city limits are also zoned A-2/Parks, Estates and Agricultural Land. There are parcels located within city limits that are zoned		

in an industrial district located 900 feet to the northwest, and 1,300 feet to the north. The subject parcels currently do not contain any structures, and are used as agricultural land. The Bluffs Tomorrow 2030 (comprehensive Plan) classifies the future use of these parcels to be Rural Residential/Agricultural.

Public notices were mailed to all property owners within 200 feet of the request. No adverse comments were received for the request.

All City department and local utilities were notified of the proposed rezoning. No adverse comments were received for the request.

Recommendation

The Community Development Department recommends approval of the request to rezone the properties described in this staff report based on the following considerations:

1. There are Industrial zoned properties, and other industrial uses in general vicinity of this proposal, therefore any future industrial use will be consistent with the character of the area.
2. There is no residential development within the general vicinity of the proposal.
3. Future residential development would be limited by proximity to utilities, Interstate 29, and floodplain issues, which may challenge the feasibility and desirability of a residential subdivision at this location.




Attachments

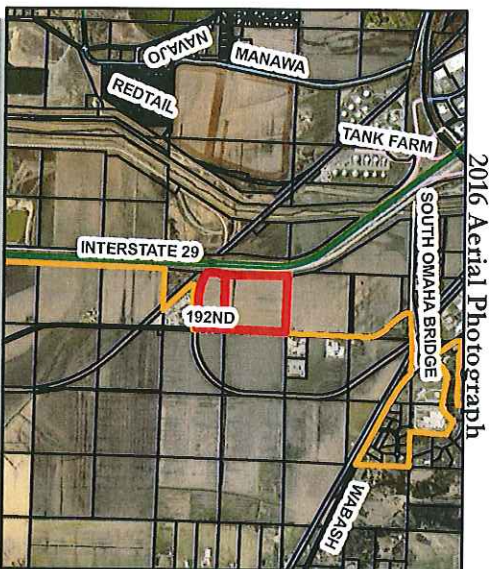
- Attachment A: Location/Zoning Map of the Subject Properties
- Attachment B: Land Survey and Proposed Plans
- Attachment C: Applicant's Statement of Intent
- Attachment D: Shop Renderings
- Attachment E: Site Photos

Prepared by: Chris Meeks, Planner

CITY OF COUNCIL BLUFFS- LOCATION AND ZONING MAP CITY PLANNING COMMISSION and ZONING BOARD OF ADJUSTMENT CASE # ZC-17-004 and CASE # CU-17-003

Map Legend

-  Subject Properties
-  City Boundary
-  Parcels



Note: Subject properties are highlighted in red.



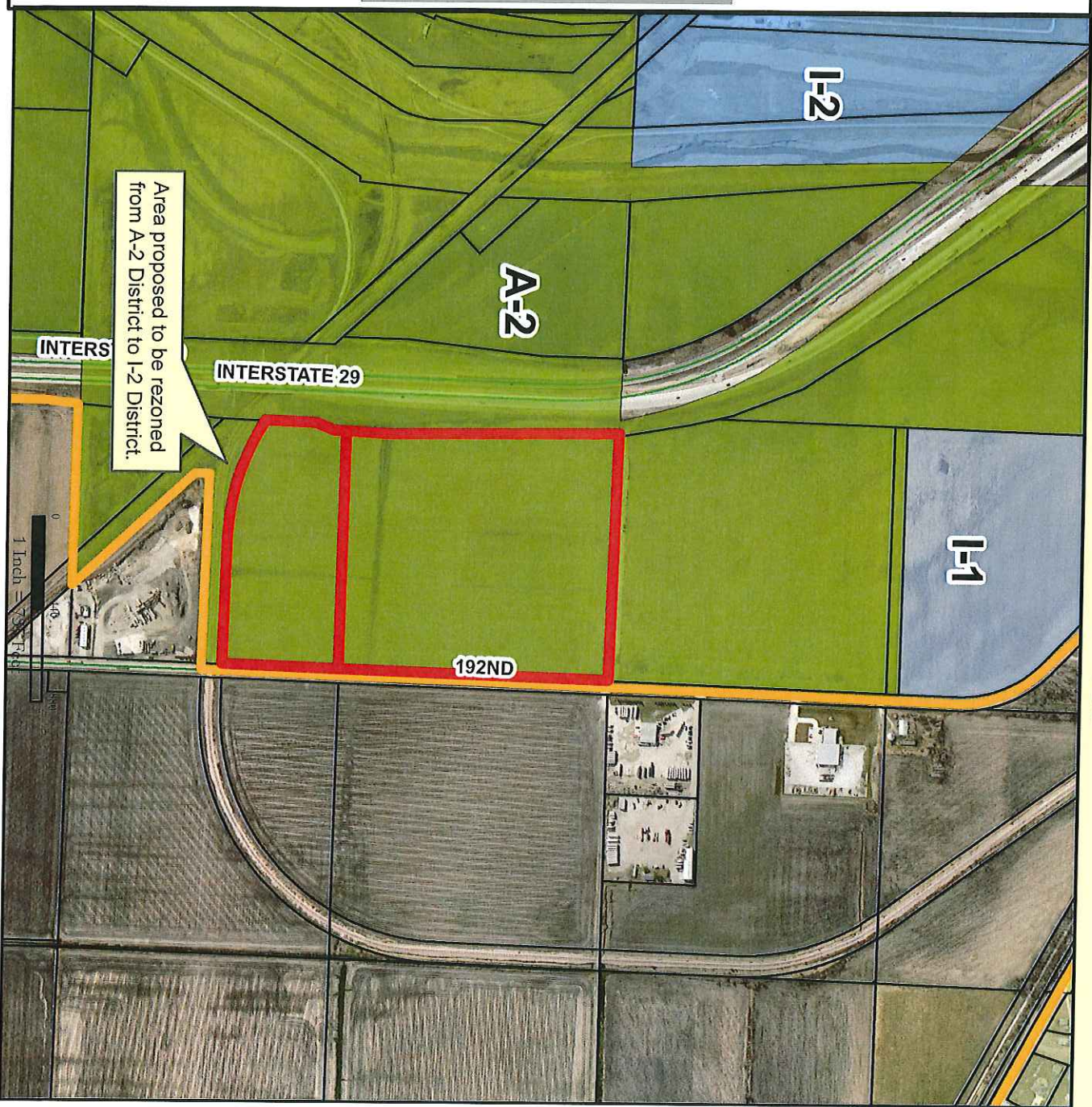
Last Amended: 8/17/17



**Council Bluffs Community
Development Department**
209 Pearl Street
Council Bluffs, IA 51503
Telephone: (712) 328-4629

DISCLAIMER

This map is for informational purposes only. It is not intended to be used as a legal document. The City of Council Bluffs is not responsible for any errors or omissions in this map. The map is subject to change without notice. The City reserves the right to modify the map at any time.



CBEC RAILWAY INC.

**CBEC
RAILWAY
INC**

INTERSTATE 29

31.64 ACRES
(APPROXIMATE)

15.82 ACRES

MATABLE, BETTY ANNUITY TRUST

APPROXIMATE LOCATION
OF GAS LINE TO
BE ABANDONED

192ND STREET

TRIPLE E LLC

GOLD OAK LLC

GOLD OAK LLO

1 of 2

Project no.

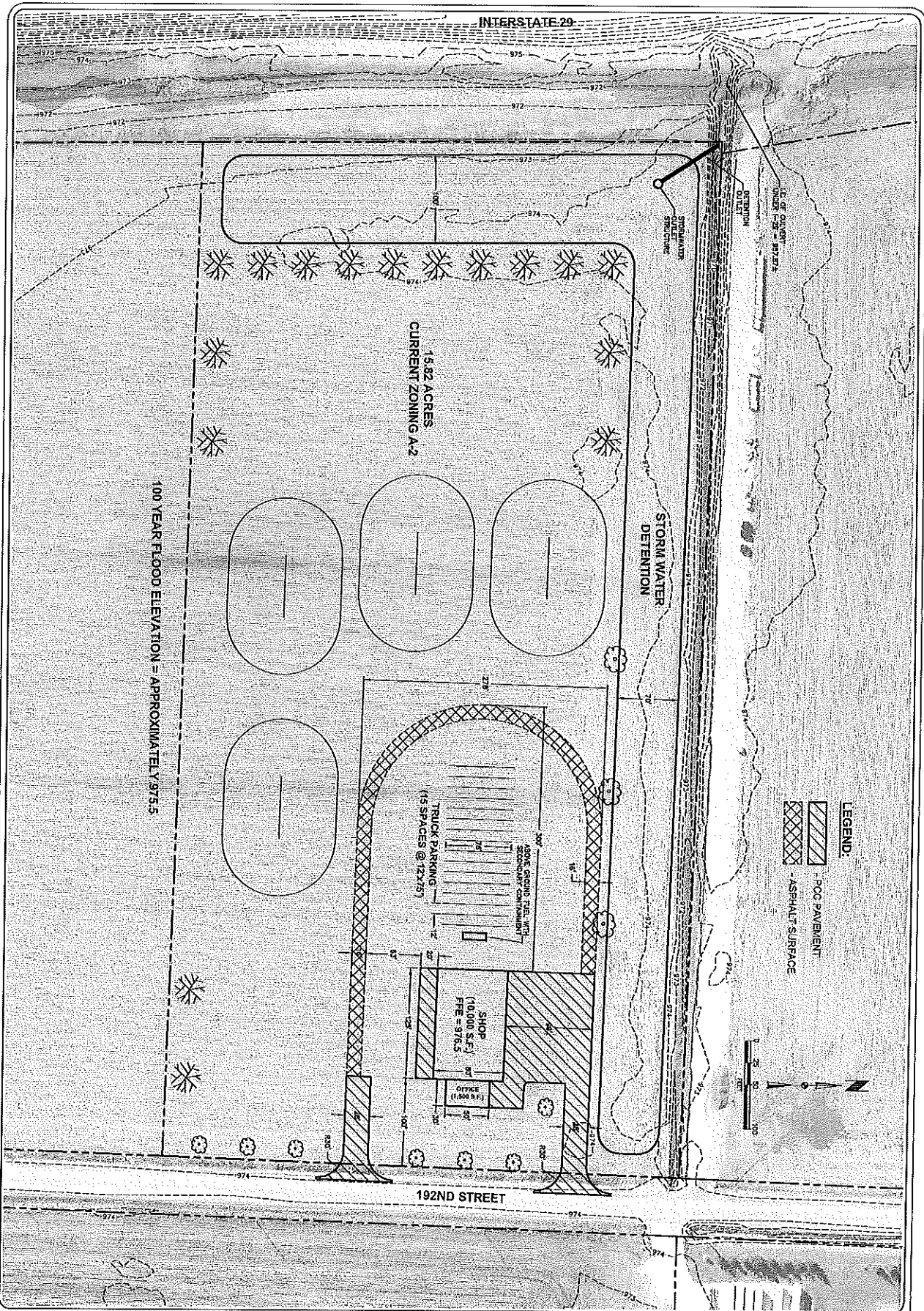
client MORRIS EXCAVATING

21002 CONCEPT EXHIBIT - 200 SCALE

BCI drawn		
SDR designed		
SDR approved		
AUG '17 date	revision	date

hgm
ASSOCIATES INC.
640 FIFTH AVENUE COUNCIL BLUFFS, IA
PHONE: 712-323-0530

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2 OF 2

PROJECT 192ND ST. INDUSTRIAL DEVELOPMENT

CLIENT MORRIS EXCAVATING

SHEET CONCEPT EXHIBIT

HGM
 DESIGN
 DRAWN BY
 CHECKED BY
 DATE AUG. 17, 2010
 SCALE 1/8" = 1'-0"

hgm
 ASSOCIATES INC.
 640 FIFTH AVENUE, COUNCIL BLUFFS, IA
 PHONE: 712-323-0530

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10566 Woodland Trail, Council Bluffs, IA 51503
Phone: (712) 366-4262 Fax: (712) 366-4161

Date: August 11, 2017

To: City of Council Bluffs

Regarding: CO BLUFFS LEWIS AGRI 17-74-43 NW SW EXC STATE
Rezoning & Moving Lot Line

Morris Excavating Co., Inc. was established in 1990 in Omaha Nebraska, and currently operate out of Council Bluffs, IA. We are a family owned business providing excavating services throughout the Midwest, specializing in environmental construction.

While providing many construction services, Morris Excavating specializes in Underground Storage Tank removal and assist in installation. We have successfully completed construction projects in over 20 states.

Our Clients include:

General Contractors such as Andersen Construction, Construct INC., Darland, Zernco, Seneca, Dicon, Wright, etc.

Commercial Owners such as Casey's General Store, Quik Trip, Kwik Shop etc.

Environmental Companies such as Seneca Environmental, Terracon, Barker Lemar, RDG, SCS Aquaterra, etc.

Railroads such as Union Pacific

Governmental Agencies such as Department of Natural Resources, Fire Stations, Police Depts., other City Municipalities, etc.

Our company is looking to build a larger facility to house our heavy equipment and about 10-15 personnel. We are looking at all our land opportunities in the Omaha/ Council Bluffs Metro. 192nd street would be a great fit for our company to expand, as it is close to our current office, and in an already industrialized area.

Morris Excavating understands it would be a slightly larger investment to build on 192nd street, as it is in a 100-year floodplain with limited utilities, but are willing spend the money on hauling in dirt to build up our site. We hope by being in the Excavating



business we can help further other development in the area by being able to provide a cost-effective solution to the low floodplain area minutes/seconds from our new shop.

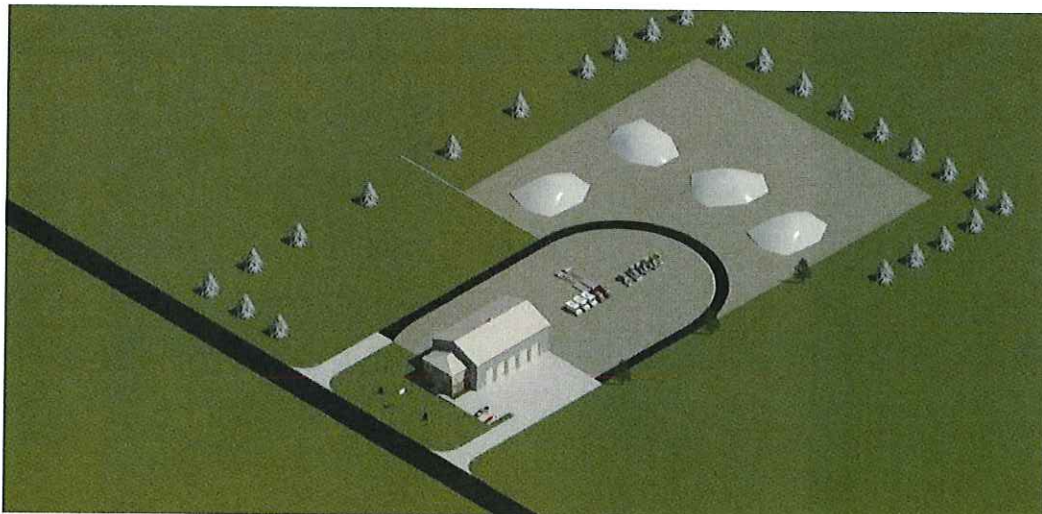
Morris Excavating also plans to provide recycled concrete, asphalt and possibly other landscape materials at our new location. We estimate truck traffic to be light to moderate depending on the demand. We understand these activities need to be in an industrialized zone, which is why we are looking at the already industrialized area and submitting an application for a rezoning of this property from Agricultural to Industrial. Morris Excavating plans to build a new quality looking shop with office space and decorative landscaping. The purchase of this property has not been determined yet, and is dependent on re-zoning.

At Morris Excavating, we pride ourselves on teamwork, communication, and attention to detail. We have been providing quality construction services throughout Iowa, Nebraska, Kansas and Missouri South Dakota, Illinois, Oklahoma, Texas and many others. We hope to keep our Main office in Council Bluffs, IA.

Thank you,

Andrew Morris
Morris Excavating Co., Inc.

Attachment D:
Renderings of the Proposed Building



Attachment E: Site Photos



Subject Property (from northeast corner)



Neighboring land north/northwest
of the subject property.



Neighboring land east/southeast
of the subject property.



Southern view of 192nd Street.